

## OFFER TO PURCHASE PROPERTY

ASSESSOR'S PARCEL #: 511240-0045

PROPERTY NAME: ROLPH PROPERTY

The undersigned hereby offers \$ \_\_\_\_\_

\_\_\_\_\_  
*Please print purchase price*

As required, the undersigned hereby tenders the sum of FIVE THOUSAND DOLLARS (\$5,000) in the form of a personal check \_\_\_\_\_, certified check \_\_\_\_\_, cashier's check \_\_\_\_\_, money order \_\_\_\_\_ made payable to "King County Treasurer".

Payments received from unsuccessful offerors will be returned within one calendar week after the offers have been evaluated.

NAME: \_\_\_\_\_  
*Please print, and include marital status*

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE (daytime): \_\_\_\_\_

All offers are subject to the terms and conditions set forth in the enclosed *Instructions for Sealed Bid Sales*. By signing this offer, I acknowledge that I have read and understand the terms and conditions of the sale.

\_\_\_\_\_  
*signature* *date* *signature* *date*

SUBMIT OFFER TO: KING COUNTY ADMINISTRATION BUILDING  
REAL ESTATE SERVICES SECTION  
500 FOURTH AVENUE, ROOM 500  
SEATTLE, WASHINGTON 98104  
ATTN: *SURPLUS PROPERTIES AGENT*  
*ROLPH PROPERTY BID*

## **KING COUNTY REAL ESTATE SERVICES SECTION**

### **INSTRUCTIONS FOR SEALED BID SALES**

#### **GENERAL INFORMATION:**

1. King County is seeking offers for the purchase of surplus fee property through a sealed bid sale. “Fee” property is property purchased by King County for a specific purpose and is now considered surplus to County needs.
2. All sales are final and will be made to the qualified buyer submitting the highest and best offer. The county may, if it deems such action to be for the best public interest, reject any and all bids received and withdraw the property from sale.
3. Properties are sold subject to any easements of record. The parcels are offered on a “where is” and “as is” basis. King County makes no representation or warranty, expressed or implied, as to the physical condition of any property, its fitness for any use or purpose, soils percolation or suitability for in-ground septic systems.
4. Potential purchasers should contact the appropriate building department to research any questions regarding zoning, allowed use, and development potential.
5. Unless otherwise stated, the purchase price does not include assessments against a property; the purchaser assumes responsibility for payment of such assessments. However, King County will check with the appropriate agencies and give the purchaser the opportunity to withdraw his/her bid.
6. The parcels are offered on a “where is” and “as is” basis. King County makes no representation or warranty, expressed or implied, as to the physical condition of any property, its fitness for any use or purpose, soils percolation, or suitability for in-ground septic systems. King County does not warrant that existing septic systems meet current health or building codes.
7. All sales are final and will be made to the qualified person submitting the highest and best offer. King County reserves the right to reject any and all offers and to withdraw the property from sale.
8. Any sale of County-owned property whose value is in excess of \$10,000 must be approved by King County Council. Escrow should close within 30 days after such approval.

## **SUBMISSION OF OFFERS:**

- 1) Offers must be submitted with a King County *Offer to Purchase Property Form* and may include a standard "Purchase & Sale Agreement".
- 2) All offers must be accompanied by a \$5,000 good faith deposit payment. The county will accept payments in cash, cashier's check, certified check, or money order. All checks and money orders must be payable to "King County Treasurer".
- 3) Purchaser must provide proof of qualifications; *e.g.*, lender pre-approval letter, signed statement from a certified public accountant, proof of equity line of credit; proof of cash funds, etc.
- 4) Purchaser must obtain own financing.
- 5) King County requests closing to be through Pacific Northwest Title and Escrow Company.
- 6) **All bids must physically be received in the office at the following address no later than 2:00 p.m., October 15, 2007. Bids *postmarked* by the due date, *but not received at this address* by the due date, are *not accepted*!**

KING COUNTY ADMINISTRATION BUILDING  
REAL ESTATE SERVICES SECTION  
500 FOURTH AVENUE, ROOM 500  
SEATTLE, WASHINGTON 98104  
*ATTN: SURPLUS PROPERTIES AGENT  
ROLPH PROPERTY BID*

Following the posted deadline date, potential purchasers and/or agents will be notified by phone and in writing within one calendar week. In the event, identical offers are received, potential purchasers will be contacted and given an opportunity to resubmit. Earnest money will be returned to agents and/or potential purchasers as quickly as possible should they not be the winning bid.

***I have read and am aware of the above terms regarding the Instructions for Sealed Bid Sales***

***Signature:*** \_\_\_\_\_

***Printed Name:*** \_\_\_\_\_

**Please contact Anne Lockmiller at (206) 205-5638  
should you have any questions regarding this property or the sale process**